

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 17, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-36577 - VARIANCE RELATED TO SDR-36576 - PUBLIC HEARING - APPLICANT: NEVADA H.A.N.D., INC. - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 170 PARKING SPACES WHERE 228 ARE REQUIRED on 4.86 acres on the south side of Owens Avenue, approximately 850 feet west of Main Street (APN 139-27-502-003), R-5 (Apartment) Zone, Ward 5 (Barlow)

C.C.: 01/20/2010

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 14 and 15.

DOUG RANKIN, Planning and Development, stated the revised plan reflects a removal of 81 parking spaces, resulting in the need for a variance. In addition, the applicant is proposing only 43 trees where 108 are required. Staff believes the waivers and exceptions are not in line with the original approval, and the applicant has created a self-imposed hardship. Staff recommended denial, but if approved, Conditions 7 and 11 should be deleted.

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BOB FEIBLEMAN, Nevada Hand, 295 Warm Springs Road, appeared and explained that this development will target low income families. One of their developments, Horizon Crest, has just over 100 parking spaces with only 65 percent usage. The developer projects that with the proposed development, 73 parking spaces are needed but 170 spaces will be provided. In addition, these families typically do not own a vehicle. Elevations were shown depicting additional landscaping, reduced double load parking areas and widened space between each building. He offered to work with staff regarding an acceptable amount of trees on site and placement of the trees in such a way that they do not impair the line of vision.

TODD FARLOW attested to other developments done by the applicant that provided more than enough parking spaces.

MR. FEIBLEMAN confirmed for CHAIR TROWBRIDGE that the development is not senior housing and consists mostly of one-bedroom units. COMMISSIONER TRUESDELL did not believe one-bedroom units were very family oriented. MR. FEIBLEMAN informed COMMISSIONER QUINN that the reduced parking does not affect handicap parking, as there will be nine handicapped parking spaces.

COMMISSIONER TRUESDELL supported the reduced parking to provide for more landscaping but questioned why the number of trees was reduced dramatically from the original plan. MR. FEIBLEMAN replied that it is difficult to place trees in the front area due to visibility, so many of the trees will be located in the interior of the property.

MARGO WHEELER, Director of Planning and Development, suggested Condition 5 be amended so that the entire site accommodates the required number of trees. MR. FEIBLEMAN was uncomfortable with accepting a condition on an exact number of required trees and preferred to work with staff on the ultimate number of trees on site, as he is only asking for a relief on the perimeter.

COMMISSIONER EVANS was not satisfied that the development would look good and suggested the applicant find a species of trees that would be more economical and allow him to comply with the requirements. He expressed concern that this development will target lower income families and was very sensitive to not creating a potential ghetto. One way to mitigate his concern was to provide sufficient landscaping. He agreed with reducing the number of parking spaces, but the design would be compromised if the trees were sacrificed.

MR. FEIBLEMAN accepted a condition read by MS. WHEELER that the total number of trees is to be spread over the entire site.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 14 and 15.